

ZONING CHANGE REVIEW SHEET

CASE: C14-2012-0110 – Arriaga and Maldonado Project **Z.A.P. DATE:** October 2, 2012

ADDRESS: 7600 Wynne Lane

OWNER/AGENT: Jacqueline Arriaga and Martin Maldonado

ZONING FROM: MH

TO: SF-3

AREA: 0.4835 acres
(20,865 square feet)

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant family residence (SF-3) district zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

October 2, 2012: *APPROVED SF-3 DISTRICT ZONING AS STAFF RECOMMENDED, BY CONSENT*

[P. SEEGER; G. ROJAS – 2ND] (5-0) C. BANKS – ABSENT ; 1 VACANCY ON THE COMMISSION

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject lot is within the Brownleaf Estates subdivision and contains two manufactured homes. Brownleaf Estates is a manufactured home subdivision and was zoned mobile home residence (MH) district in the mid-1980s. Most of the lots contain one or more manufactured homes, although a few lots have single family residence or two-family residence uses. Please refer to Exhibits A (Zoning Map) and A-1 (Aerial Exhibit).

The Applicant has requested family residence (SF-3) district zoning in order to build a single family residence, duplex or two-family residential use on the lot. Staff supports the Applicant's request because the property is located in an area that is developed with a mixture of manufactured homes and single family residences.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	MH	Two manufactured homes
<i>North</i>	MH	Manufactured homes
<i>South</i>	MH; SF-2	Manufactured homes; A couple of single family residences

<i>East</i>	MH; SF-3	Manufactured homes; A couple of single family residences
<i>West</i>	GO; SF-6-CO	Neurological treatment center; Undeveloped

AREA STUDY: N/A**TIA:** Is not required**WATERSHED:** South Boggy Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** No**SCENIC ROADWAY:** No**SCHOOLS:**

Casey Elementary School

Bedichek Middle School

Akins High School

NEIGHBORHOOD ORGANIZATIONS:

26 – Far South Austin Community Association 511 – Austin Neighborhoods Council
 627 – Onion Creek Homeowners Association 742 – Austin Independent School District
 786 – Home Builders Association of Greater Austin
 1037 – Homeless Neighborhood Association 1075 – League of Bicycling Voters
 1200 – Super Duper Neighborhood Objectors and Appealers Organization
 1224 – Austin Monorail Project 1228 – Sierra Club, Austin Regional Group
 1236 – The Real Estate Council of Austin, Inc. 1340 – Austin Heritage Tree Foundation
 1363 – SEL Texas

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2012-0042 – 1300 W. Dittmar Rd. Rezoning	SF-6-CO to SF-6-CO, to change a condition of zoning and remove the CO that limits height to 20 feet	To Grant	Apvd. (8-2-2012).
C14-2008-0001 – Reno – 1000 & 1002 Reno Dr.	MH to SF-3	To Grant	Apvd. (3-6-2008).
C14-03-0095 – Tolliver Zoning – 7705 Wynne Ln.	MH to SF-3	To Grant	Apvd. (8-28-2003).
C14-92-0002 – Lee Zoning Change – 7702 Wynne Ln.	MH to SF-2	To Grant	Apvd. (2-13-1992).

RELATED CASES:

The property is platted as Lot 9, Block B of the Brownleaf Estates subdivision, recorded in January 1967 (C8-63-003). The City of Austin initiated MH zoning on the property and it was approved by Council in March 1985 (C14-84-425). Please refer to Exhibit B.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Daily Traffic
Wynne Lane	50 feet	22 feet	Local	Not available

- There are no existing sidewalks along Wynne Lane.
- According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, a bicycle facility is not identified on Wynne Lane.
- Capital Metro bus service is not available on Wynne Lane.

CITY COUNCIL DATE: November 1, 2012

ACTION:

ORDINANCE READINGS: 1st

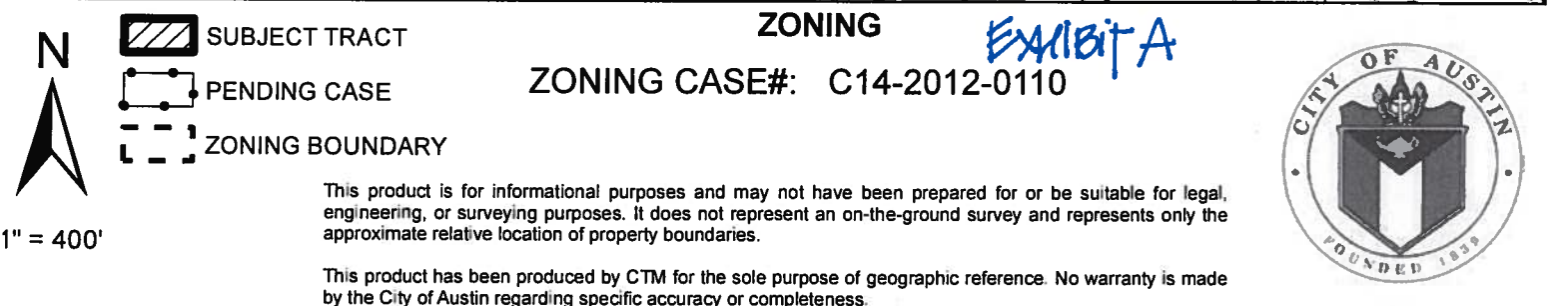
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Rhoades
e-mail: wendy.rhoades@austintexas.gov

PHONE: 974-7719







CURVE DATA

**SURVEYED AND PREPARED
S. A. GARZA C.E.
CONSULTING ENGINEER
540 STAMFORD BLVD.
AUSTIN 1 TEXAS**

S. A. Bond
REGISTERED PROFESSIONAL ENGINEER

CS-66-3

I, Miss Emma Limberg, Clerk of the County Court within and for the County and State aforesaid, do hereby certify that on this 11th day of May, 1902, the Commissioner of Public County, Texas, passed on and approved the following petition and that said order has been duly entered in the Minutes of said Court in Book 31, Page 312.

WITNESSES my hand and seal of the County Court of said County this 9th day of January, A.D. 1902.

CS-66-3

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant family residence (SF-3) district zoning.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

- 1. The proposed zoning should be consistent with the purpose statement of the district sought.*

The family residence (SF-3) district is the designation for a moderate density single-family residential use and a duplex use on a lot that is a minimum of 5,750 square feet. An SF-3 district designation may be applied to a use in an existing single-family neighborhood with moderate sized lots or to new development of family housing on lots that are 5,750 square feet or more. A duplex use that is designated in an SF-3 district is subject to development standards that maintain single-family neighborhood characteristics.

The property in question meets the minimum size requirements for development in an SF-3 district.

- 2. The proposed zoning should promote consistency, and orderly planning.*

The SF-3 zoning district would be compatible and consistent with the surrounding uses because there is existing SF-2 and SF-3 zoning located to the south and southeast that is currently developed with single family residential uses.

Many of the manufactured homes located along Wynne Lane have been enclosed with framed facades making it difficult to recognize them as manufactured homes and not single-family structures.

- 3. The proposed zoning should allow for a reasonable use of the property.*

The SF-3 zoning district would allow for a fair and reasonable use of the lot. SF-3 zoning is appropriate for this location because it will be consistent with the residential character of the area.

EXISTING CONDITIONS**Site Characteristics**

The subject lot is developed with two manufactured homes and has moderate vegetative cover. There appear to be no significant topographical constraints on the site.

Impervious Cover

The maximum impervious cover allowed by the *SF-3 zoning district* is 45%, which is based on the more restrictive *zoning* regulations.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the South Boggy Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to flood plain maps there is no flood plain within or adjacent to the project boundary.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

Site Plan

If rezoned, the site shall be subject to the following BASE DISTRICT REQUIREMENTS: SF-3 zoning. The building shall maintain a minimum 25 foot setback from the front or east property line in a SF-3 Zoning District. The interior side yards shall maintain minimum 5 foot setbacks from the north and south property lines. The rear yard setback shall maintain a

minimum of 10 feet from the west property line. Maximum height is 35 feet, maximum building coverage is 40% and maximum impervious cover is 45%.

Transportation

No additional right-of-way is needed at this time.

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day [LDC, 25-6-113].

Water / Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the proposed land use. Redevelopment to single family will require proper abandonment of the existing septic system, if still in use, and connection to the City wastewater line in Wynne. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.